



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00570
Date Received: 8/12/14
Commission/Civic: Northland
Existing Zoning: L-R2 Application Accepted by: D. Reiss Fee: \$320.00
Comments: 10/28/14

TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

10'x24'
grant a variance for code section 33.32.27 so a ~~9'x30'~~ deck may be built along
the back of the subject property
Note: Rear yard reduction from 25% to approx. 21%. (PR)

LOCATION

1. Certified Address Number and Street Name 2989 Ironstone Drive
City Columbus State Ohio Zip 43231
Parcel Number (only one required) _____

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name S. Jane Mowrer
Address 2989 Ironstone Drive City/State Columbus/OH Zip 43231
Phone # 6145635601 Fax # _____ Email j.mowrer@mihomes.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE S. Jane Mowrer
PROPERTY OWNER SIGNATURE S. Jane Mowrer
ATTORNEY / AGENT SIGNATURE _____



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME S Jane Mowrer
of (1) MAILING ADDRESS 2989 Ironstone Dr, Columbus, OH 43231
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) S Jane Mowrer
2989 Ironstone Dr
Columbus, Ohio 43231

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

S Jane Mowrer
Community
(5) Northland Council
P.O. Box 29786
Columbus, OH 43229

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See labels attached

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 6th day of August in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol P. Masters

My Commission Expires

Notary Public, State of Ohio

My Commission Expires 10-10-18

Notary Seal Here



DECK WAIVER APPLICATION

<u>OWNER</u>	<u>ADDRESS</u>
Larry Wilson	2995 Ironstone Drive
Sherman W. Watson III & Lynchelle M. Boswell	2983 Ironstone Dr
Jeffrey W. Geswein	2971 Ironstone Dr
Debra Toles	2996 Ironstone Drive
Kathleen McAfee	2984 Ironstone Drive
Abdul W. Salami & Carolyn Salami	2978 Ironstone Drive
Hawanaty Kabba	3026 Wallcrest Blvd
John O. & Jenifer R. Green	3044 Wallcrest Blvd
Haroun Bangura	3032 Wallcrest Blvd
Baffde James Agymen Magrat	3050 Wallcrest Blvd
Peter D Miller	2977 Ironstone Drive
Tony M. & Rebecca Pritchett	2990 Ironstone Drive
Duoc Dang	2972 Ironstone Drive
Ilerhaunwa-Moraven Abiodun	3038 Wallcrest Blvd



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STATEMENT OF HARDSHIP

14310-00570
2989 Ironstone Dr.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

When my house was built, it takes a large area of the lot so the rear yard is already the minimum square feet of yard left. So if I want a deck of any size, I need a variance, please.

I want to have a ~~10'X24'~~ deck built along the back of my home.
JM 10'X24'

Signature of Applicant

S. Jane Mowrer

Date

8/6/14



HOY SURVEYING SERVICES, INC.

6237-98C

ORDER NO.

10 CLEVELAND AVENUE

COLUMBUS, OHIO 43231

PHONE 614-895-1922

FAX 614-895-1949

CERTIFIED TO TRANSOHIO RES. TITLECOUNTY OF FRANKLINENDER MIFP.B. 88 PG. 13 OR. _____ PG. _____BUYER MOWRER DATE 7-28-98SCALE 1" = 20' DRN RDH CH S.J.H.

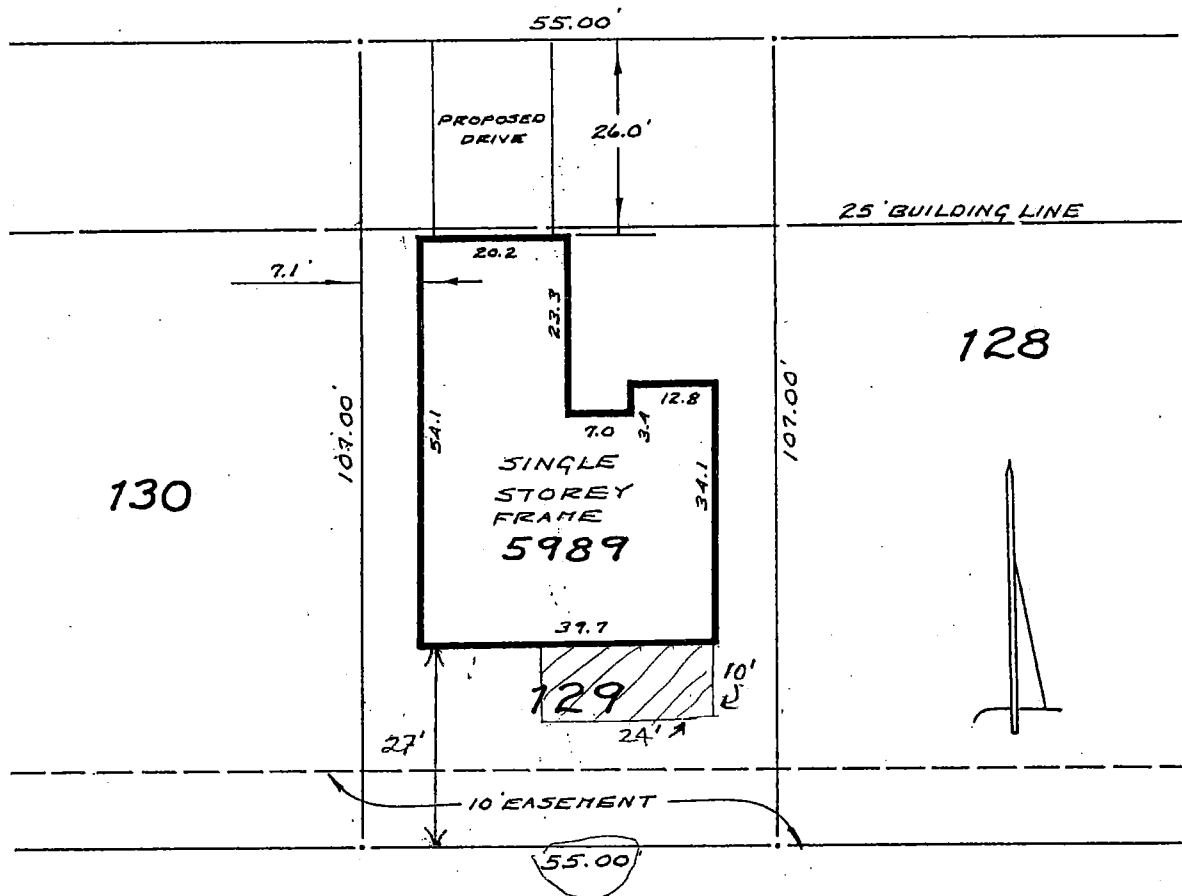
We have received a copy of the survey and

find the conditions acceptable to me/us.

LOT #129
WALTHAM PLACE
SECTION 2
COLUMBUS, OHIO

Buyer

Buyer

IRONSTONE DRIVE 50'

14310-00570

2989 Ironstone Dr.

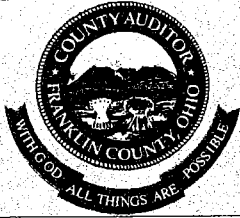
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purpose.

THIS PROPERTY IS LOCATED IN

FLOOD ZONE XCOMMUNITY PANEL 39049CPAGE 0165C DATE 8-2-95

By Steven J. Hoy
Registered Surveyor No. 7313





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/28/14



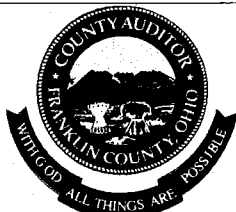
Disclaimer

Scale = 20



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

14310-00570
2989 Ironstone Dr.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/28/14



Disclaimer

Scale = 60

Grid North

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00570
2989 Ironstone Dr.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010242058

Zoning Number: 2989

Street Name: IRONSTONE DR

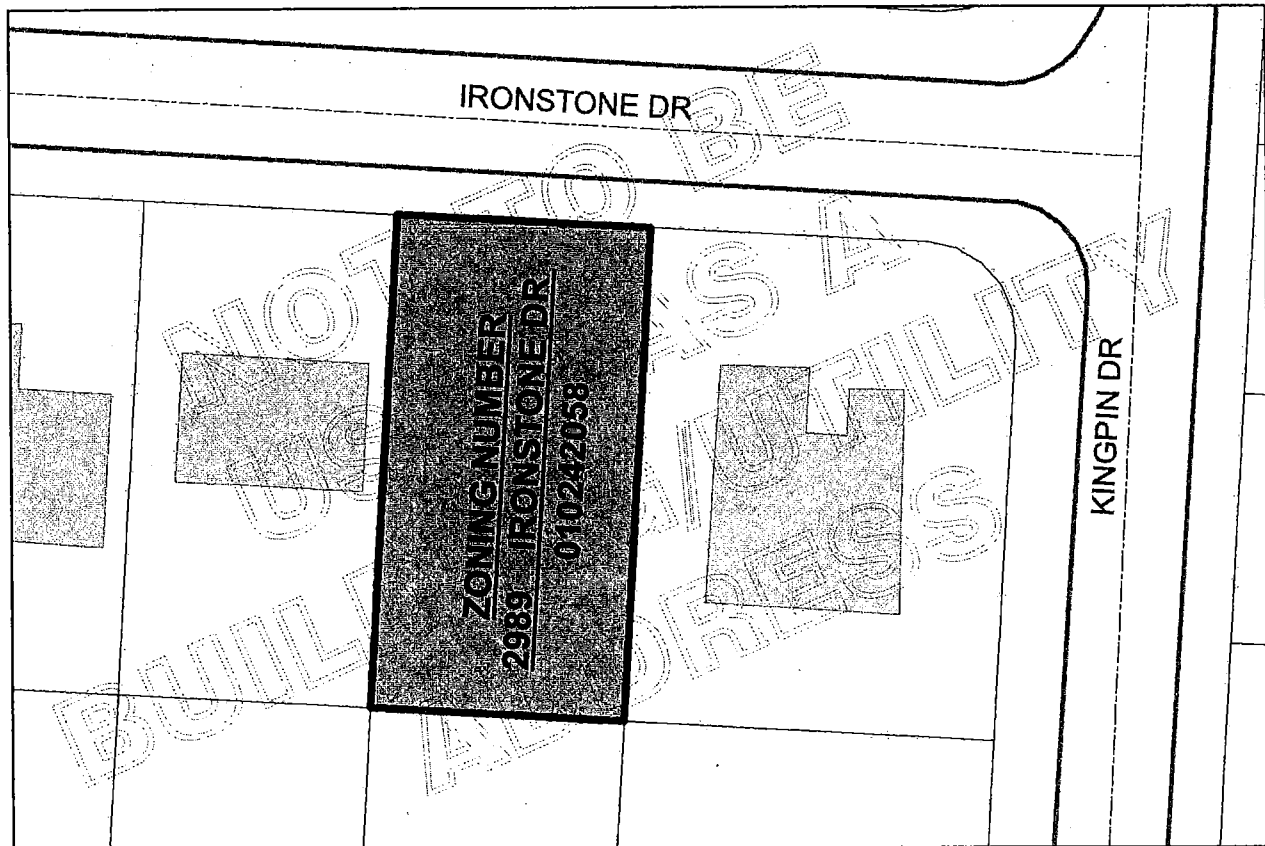
Lot Number : 129

Subdivision: WALTHAM PLACE

Requested By: MOWRER S JANE (OWNER)

Issued By: *Adyana Harrison*

Date: 7/28/2014



SCALE: 1 inch = 40 feet

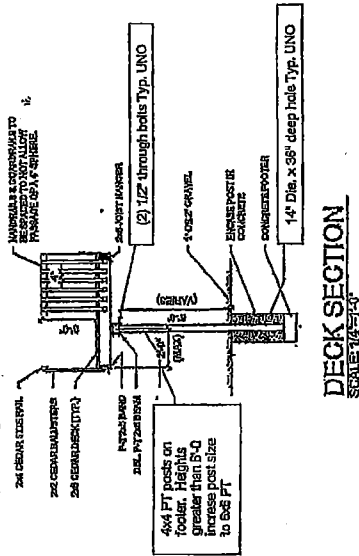


JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 21230

2989 Ironstone Dr.

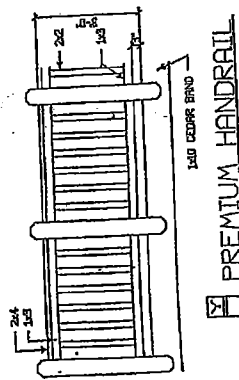
12. **MANORIAL & CO. REFRAINS TO BE SPECIFIED TO NOT ALLOW TO REACH 0.1% SPHERE.**



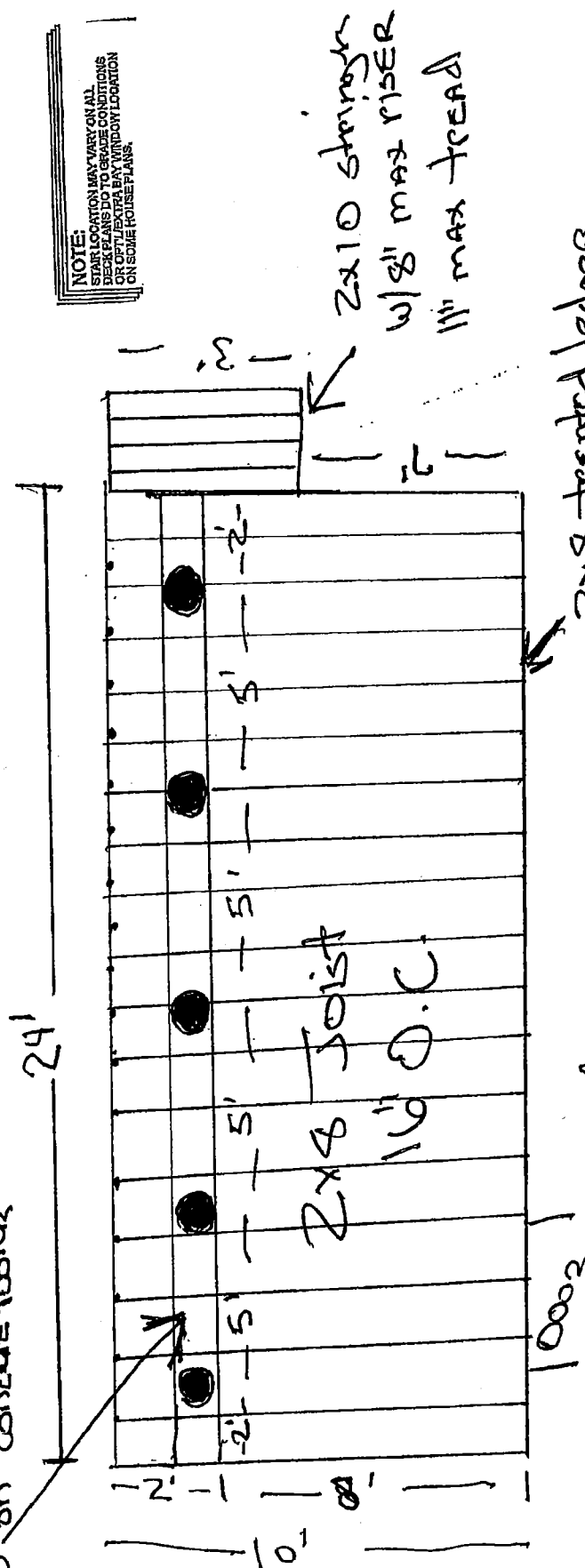
NOTE: STAIR LOCATION MAY VARY ON ALL DECK PLANS DO TO GRADE CONDITIONS OR OPT/EXTRA BAY WINDOW LOCATION ON SOME HOUSE PLANS.

2x10 stringer
w/8" max riser
11/16" max tread

2x8 treated ledgers
with 5" ledgers bolts
12" O.C. stag.



Double 2x10 beam
w/ 4x4 post set 36"
deep on concrete footer

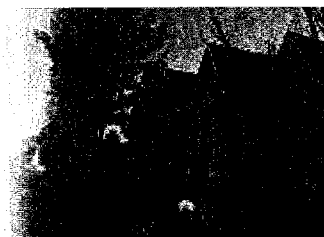


Scott

2989 Ironside Dr. approx 3' off ground

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Photo

Parcel Info

	Parcel ID	Map Routing Number	Owner	Location
Summary	010-242058-00	010-M109A - 129-00	<u>MOWRER S JANE,</u> <small>Click owner name for additional records</small>	2989 IRONSTONE DR



[New Tentative Value](#)

[Property Profile](#)

[Land](#)

[Building](#)

[Improvements](#)

[Interactive Map](#)

[MAP\(GIS\)](#)

[Sketch](#)

[Photo](#)



[Transfer History](#)

[BOR Status](#)

[CAUV Status](#)

[Area Sales Activity](#)

[Area Rentals](#)

[Tax/Payment Info](#)

[Current Levy Info](#)

[Assessment Payoff](#)

[Tax Distribution](#)

[Rental Contact](#)

[Tax Estimator](#)

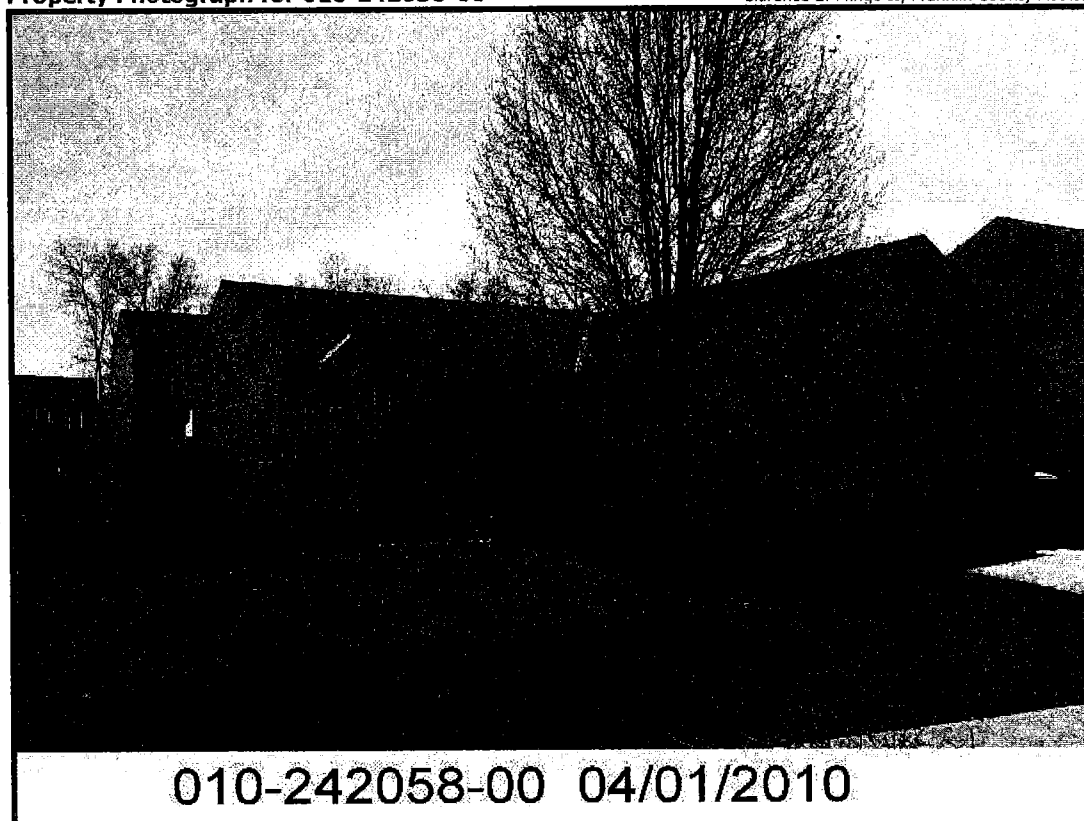
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[Document Search](#)

[Area Sex Offender](#)
[Inquiry](#)

Property Photograph for 010-242058-00

Clarence E. Mingo II, Franklin County Auditor



010-242058-00 04/01/2010

File Date: Apr 22 2011 9:34AM

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

14310-00570

2989 Ironstone Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

S. Jane Mowrer

of (COMPLETE ADDRESS)

2989 Ironstone Drive, Columbus, OH 43231

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

S. Jane Mowrer

2989 Ironstone Dr, Cols, OH 43231

SIGNATURE OF AFFIANT

S. Jane Mowrer

Subscribed to me in my presence and before me this

6th

day of

August

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Notary Seal Here



Carol P. Masters
Notary Public, State of Ohio
My Commission Expires 10-10-18